

Library Bond Act Grant Applications - Cycle 1

Office of Library Construction Findings

Project Name [Number]	Tustin Library Expansion 1058	Current Square Footage	15,000
Applicant	Tustin, City of	Project Square Footage	31,800
Operating Library Jurisdiction	Orange County Public Library	Service Area Population:	150,403
Project Type	New Library		
Project Priority	1st	Anticipated Construction Start Date:	9/15/2003
Joint Use Type	Joint Venture		
Multipurpose?	NO	Total Project Amount	\$17,249,123
Leased Site:	YES	State Grant Amount	\$10,044,003

Bond Act Factors [California Code of Regulations Title 5, Section 19998 (a)]

	Rated	Other
Needs of urban and rural areas:		[see map]
Population growth:		112%
Financial capacity of applicant to open and maintain operation of the library (new libraries only):		Yes
Age and condition of existing library:	Poor Condition (= Very Good)	
Inadequacy of the existing library in meeting needs of residents and the response of proposed project to meeting the needs:	Acceptable	
Plan of Service integrates appropriate electronic technology:	Acceptable	
Appropriateness of proposed site for the proposed project:	Very Good	
Overall Rating:		Acceptable

Summary of Review Panel Comments

Population Growth 112.3%

Age and Condition The library was built in 1974 and has not been renovated. Major deficiencies of the existing library: inadequate space for all services and functions; inefficient energy use; non-compliance with seismic and ADA codes; inadequate lighting; need for significant structural repair (e.g., splintering beams, leaking roof; termite infestation, dry rot, etc.); HVAC system at the end of its useful life; unsafe electrical wiring.

Needs of residents/response of proposed project to needs The needs assessment has been updated to include current demographic and other community information and includes information gathered via focus groups, town hall meeting, and a voter survey. Analysis of the input and demographic information was not in depth, however, leading to generalized statements concerning library service needs. Essentially the overall need is for a larger facility that would enable the provision of adequate library services. The needs of K-12 students is considered throughout the planning documents.

The plan of service is adequate, following the needs assessment findings. Services are generally described, with the homework center, the joint venture service, being well described. Specific services to students include a homework center for K-8 students, a technology center, and children's/young adult areas.

The building program adequately implements the plan of service.

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The conceptual plans include the requirements of the building program. Programmed, actual, and non-assigned square footage is shown on the floor plans. Sections and elevations assist in giving a broader understanding of the architect's concepts.

Joint Use Agreement: Homework Center (K-8) The city has two separate joint use agreements with two separate school districts included in the service area. The agreements do not represent a partnership between the parties. The school district will provide only a core collection of school materials. The sole responsibility for staffing and operation of the joint use services lies with the city. A committee is established to review the joint venture activities, but no review period is included.

Plan of Service Integrates Appropriate Technology Technology uses are mentioned throughout the planning document. Specific technology uses include: access to the library system's Web-based online catalog; increase of public use computers from 18 to 72; a technology center to house 22 public use workstations; access to 24/7 reference; and access to the Internet and other electronic resources. There is no mention of planning for future technology advances and uses.

Appropriateness of Proposed Site The proposed site is adjacent to the current site, within the Town Center Redevelopment Project area, and will be leased by the city to the Orange County Public Library. It's centrally located in the service area, and is adjacent to the civic center and residential areas. It is in close proximity to 15 schools and a senior center and housing complex, as well as a family and youth center. The site is accessible by public and private transportation, by bicycle, and by foot and is familiar to the community as the library location. The site size is adequate for the proposed library, and there are no conditions on the site that require special design solutions.

Financial Capacity The applicant has committed to the on-going operation of the completed library.